

HISTORIC AREA COMMISSION  
New Castle Town Hall  
2<sup>nd</sup> and Delaware Streets  
April 9, 2015

Present: Sally Monigle, Chairperson  
Leila Hamroun  
Mike Quaranta

Absent: David Bird  
Bill Hentkowski

Also Present: Jeff Bergstrom, Building Department  
Debbie Turner, Stenographer

Ms. Monigle called the meeting to order at 6:35 p.m. Roll call followed.

**OLD BUSINESS**

**DeAscanis Homes, 225-227 Second Street**

Returning with requested details.

Discussion: Francis DeAscanis presented. Updated drawings/site plan submitted and will be provided to Mr. Bergstrom. The proposal is for two (2) new homes to be built on two (2) lots. Applicant was requested to provide the following:

1) adjust slope of dormers; 2) provide cut sheet of windows to be installed; 3) change direction of front steps; 4) present a site plan at the next meeting (placement of stairs, equipment); 5) cut sheets for shutters for first and second floors; 6) color of stucco; 7) adjust slope of pent roof; 8) provide materials for wood siding on dormers, half-round gutters, smooth, round downspouts; 9) window and door trim details. Shingles to be weathered wood blend architectural dimensional shingles.

All the changes requested were reviewed and deemed acceptable. HAC requested a cut sheet of stucco color. Applicant is considering gray or neutral color. Mr. DeAscanis said future replacement of HVAC units and equipment will be in the rear under the deck.

**Action: Mr. Quaranta made a motion to approve the application as submitted with the agreed upon changes and the provision that HVAC units will be at the rear of the property. Ms. Hamroun seconded.**

**Disposition: Motion approved 3-0.**

**S. Swift, 16 West 4<sup>th</sup> Street**

Returning with additional information to change Resysta siding (approved previously) to Kebony siding per attached product information.

Discussion: Applicant presented sample of product that is described as a real wood product.

**Action: Mr. Quaranta made a motion to approve the change in decking product to Kebony as submitted and reported by the property owner. Ms. Hamroun seconded.**

**Disposition: Motion approved 3-0.**

*(Note: Applicant reminded to provide samples of black solar panel cells for records. Mr. Bergstrom to follow up.)*

**NEW APPLICATIONS****G. D. Lovett, 208B Delaware Street**

Relocating existing Blue Heron Gallery Sign from 204 Delaware Street to 208 Delaware Street. New panel to hang below existing 11"X27" double sided. A second single-sided sign to be placed on fence down narrow side alley 18"X30".

**Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Hamroun seconded.**

**Disposition: Motion approved 3-0.**

**Jessop's Tavern, 114 Delaware Street**

Replace rear gutter.

Discussion: There are several disconnected sections in the current gutter. Water from this gutter is causing water damage in the basement of a neighboring property. Plans are to install a single 6" white half-round gutter system approx. 51' in length from the front of the building to the rear. Water distribution impacts the subject property only. No one was present to address questions about the gutter system being proposed.

**Action: Mr. Quaranta made a motion to continue the application pending drawing(s) with a clear explanation of how they are mitigating the water issues from the roof top. Ms. Hamroun seconded.**

**Disposition: Application continued.**

**Jessop's Tavern, 114 Delaware Street**

Replace roof top air condition units.

Discussion: Replacing in kind and in same location.

**Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Hamroun seconded.**

**Disposition: Motion approved 3-0.**

**S. Velitskakis, 111 The Strand**

Replacing two (2) air conditioners and two (2) humidifiers in same location. A/C condenser placement approval (same location).

**Action: Mr. Quaranta made a motion to approve the application as submitted. Ms. Hamroun seconded.**

**Disposition: Motion approved 3-0.**

**Center Square Association, 204B Delaware Street**

Remove existing projecting panel and install new panel for Allstate 23"X27" 4 sq. ft. vinyl in window and on door, hours. All per specs attached.

Discussion: Applicant Todd Zoren presented. This is a transformed storefront. Sign is high-density urethane with wood finish and will replace former sign. The sign is not wood. Ms. Hamroun prefers a wood sign. Applicant plans on applying a vinyl advertising sign on the inside of the door, applying a vinyl sticker on the inside window and putting up a wood mullion on the exterior surface. Applicant presented a letter from an architect indicating the double-sided sign is made of wood, which is not consistent with what is being proposed. Ms. Hamroun requested a photo, spec or cut sheet of the elements to see if they are appropriate. *(No specs provided as noted.)*

**Center Square Association, 204B Delaware Street (Contd.)**

**Action:** Mr. Quaranta made a motion to approve the signage elements of the application only and postpone consideration of the modification elements to the storefront window. Ms. Hamroun seconded.

**Disposition:** Motion was approved by a vote of 3-0.

**EMERGENCY REPAIRS**

**L. Dillon, 18 W. 4<sup>th</sup> Street**

Repair rear flat roof. LEAKING

No application to review. No action taken.

**CONSULTATION**

Third Street House – Contractor sought direction concerning the color of shingles being considered. He brought a brochure showing colors and product list of aged wood and weathered wood shingles. Ms. Hamroun prefers weathered wood. Shingles will be Class A dimensional.

300 Delaware Street – Mr. Quaranta is the homeowner and requested input to address leaking issues on the home's roof. There are a couple of flat sections on the current roof.

**Approval of Minutes** – Minor edit on page 3. **A motion was made and seconded to approve the minutes of 3/12/15 as amended. Motion approved.**

**Adjournment** -- There being no further business to address, the meeting was adjourned at 7:50 p.m.